174.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	788,400 / 788,400
					USE VALUE:	788,400 / 788,400
					ASSESSED:	788,400 / 788,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		WOODBURY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE VICTOR & ELIZABETH
Owner 2:	
Owner 3:	
Street 1:	56 WOODBURY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CAMARANO NANCY A/TRUSTEE -
Owner 2:	DIAMOND REALTY TRUST -
Street 1:	56 WOODBURY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,072 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1975, having primarily Vinyl Exterior and 2018 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9072.000	303,900		484,500	788,400
Total Card	0.208	303,900		484,500	788,400
Total Parcel	0.208	303,900		484,500	788,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.68 | /Parcel: 390.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 115912
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,100	0	9,072.	484,500	787,600	787,600	Year End Roll	12/18/2019
2019	101	FV	279,200	0	9,072.	477,600	756,800	756,800	Year End Roll	1/3/2019
2018	101	FV	279,200	0	9,072.	366,800	646,000	646,000	Year End Roll	12/20/2017
2017	101	FV	279,200	0	9,072.	346,100	625,300	625,300	Year End Roll	1/3/2017
2016	101	FV	279,200	0	9,072.	318,400	597,600	597,600	Year End	1/4/2016
2015	101	FV	256,300	0	9,072.	297,600	553,900	553,900	Year End Roll	12/11/2014
2014	101	FV	256,300	0	9,072.	274,100	530,400	530,400	Year End Roll	12/16/2013
2013	101	FV	256,300	0	9,072.	274,100	530,400	530,400		12/13/2012

!13513!

PRINT: Date 12/11/20 | Time 03:27:18

LAST REV: Date 09/10/19 | Time 15:40:55 | apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13513

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMARANO NANCY	1535-112	1	10/16/2018		847,500	No	No		
CAMARANO WILLIA	1163-6		10/23/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	115912
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/18/2019	353	Insulate	4,109	C				
10/18/2001	767	Re-Roof	4,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/20/2008	Meas/Inspect	189	PATRIOT
10/30/2000	Hearing N/C	163	PATRIOT
2/11/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT
7/15/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9072		Sq. Ft.	Site		0	70.	0.76	6									484,510						484,500	

Total AC/HA: 0.20826 | Total SF/SM: 9072 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 484,510 | Spl Credit | Total: 484,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1975	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.04324222
Adj $ / SQ:	133.796
Other Features:	79500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	393589
Depreciation:	89738
Depreciated Total:	303851

COMMENTS

PDAS.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

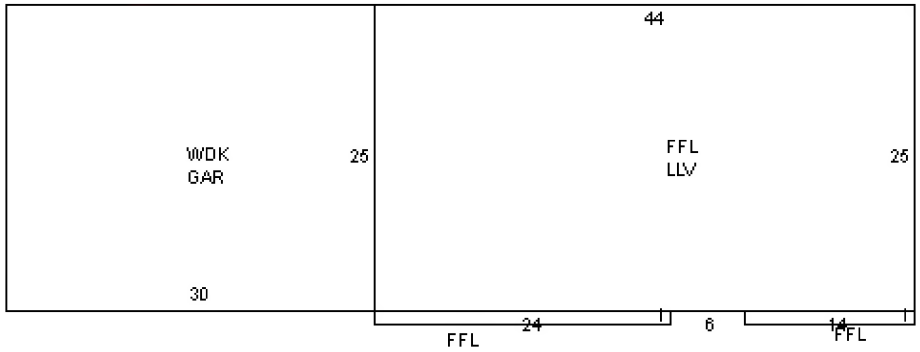
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.18
Special Features:	0	Val/Su Net:	81.30
Final Total:	303900	Val/Su SzAd	267.05

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,138	133.800	152,260
LLV	Lower Level	1,100	96.330	105,966
GAR	Garage	750	19.130	14,345
WDK	Deck	750	7.650	5,738

Net Sketched Area:	3,738			Total:	278,309
Size Ad	1138	Gross Are	3738	FinArea	2018

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: